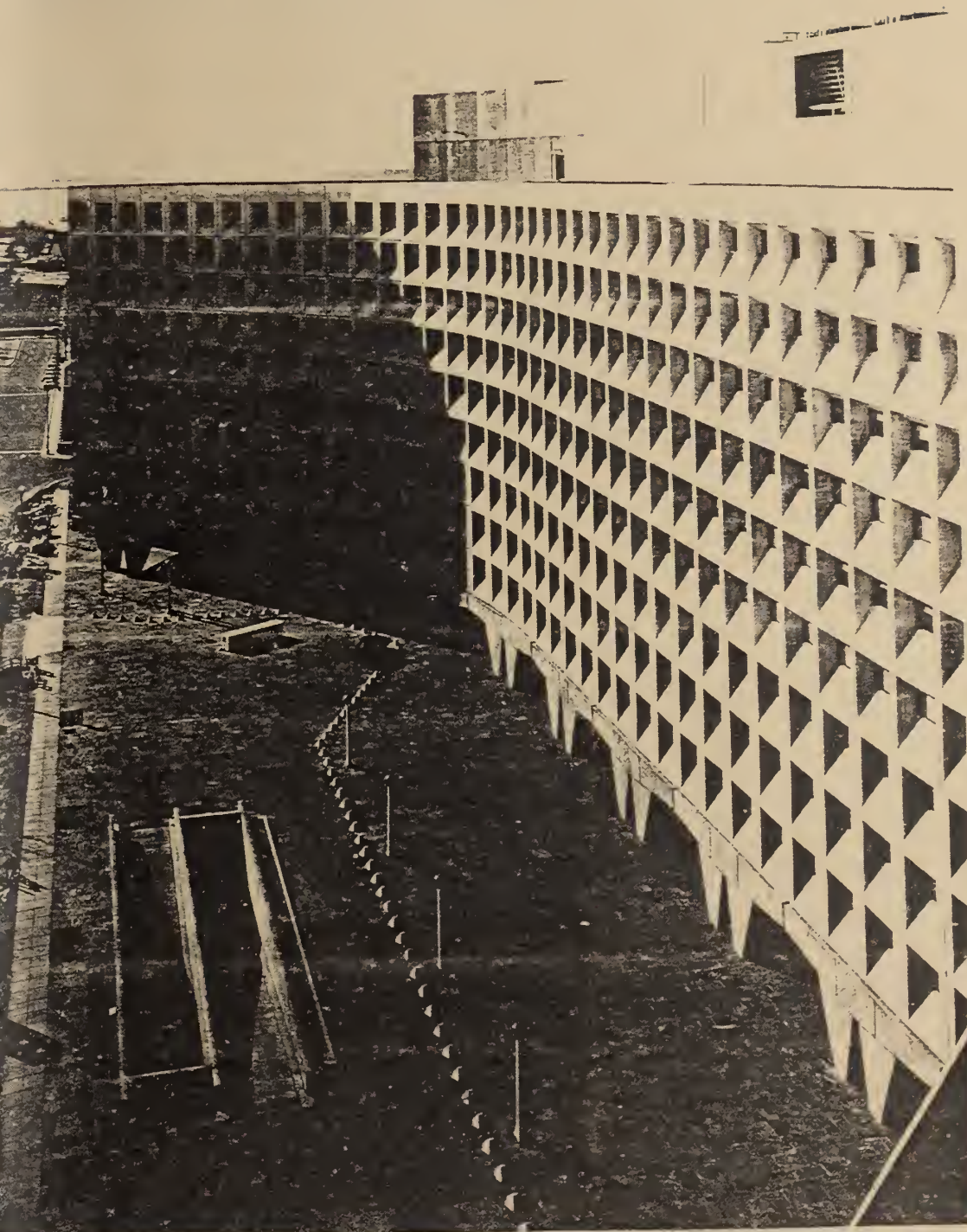


U.S. General Services Administration
U.S. Department of Housing and Urban Development
National Endowment for the Arts

U.S. Department of Housing
and Urban Development
451 Seventh Street, S.W.
District of Columbia 20410



Charrette
on
Design
Guidelines
for
the
East Plaza

June 29 - 30
1994



HUD'S MISSION AND PRIORITIES

Under the leadership of President Bill Clinton and Secretary Henry Cisneros, the mission of the U.S. Department of Housing and Urban Development is *to help people create communities of opportunity*.

The Clinton Administration's five Community Empowerment Principles define how HUD seeks to accomplish its mission:



A Commitment to Community



A Commitment to Support Families



A Commitment to Economic Lift



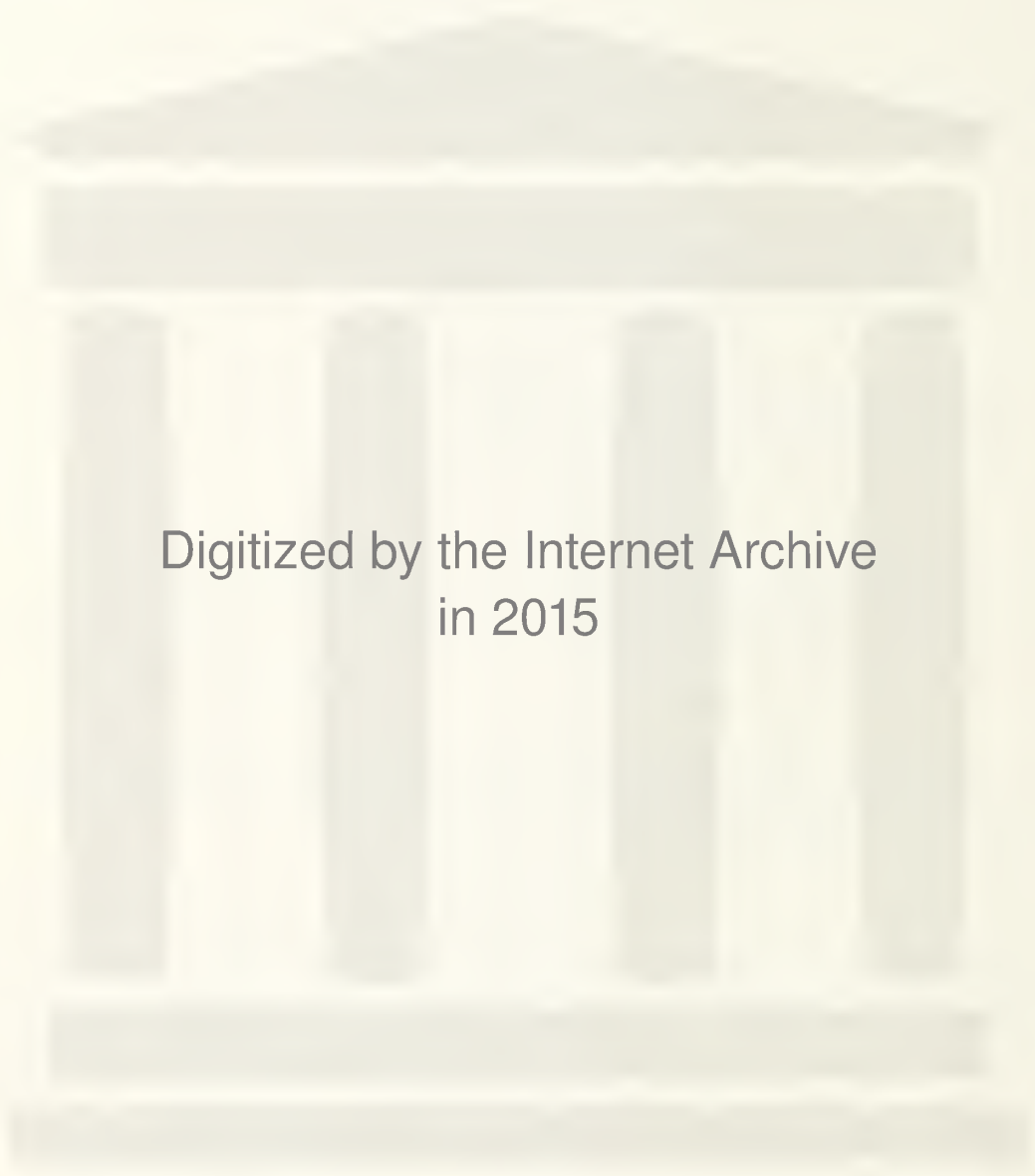
A Commitment to Reciprocity and to Balancing Individual Rights and Responsibilities



A Commitment to Reducing the Separations by Race and Income in American Life

The physical, economic, and social landscape of our cities is changing. Structural changes in the economy are transforming it from one based on manufacturing to one based on services. Population and job centers are relocating to the suburbs, while poor and minority populations—augmented by immigrants—are increasingly concentrated in inner-city ghettos and barrios. The number of housing units affordable to low-income families continues to fall, and a greater and greater percentage of poor families must spend more than half of their incomes on rent and utilities. More and more homeless people huddle in our streets.

The housing and community development needs of low- and moderate-income families continue to grow and change. The following HUD first-year priorities address these changing needs within the realities of fiscal restraint and through the vision and values of America's new leadership.



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U.S. Department of Housing and Urban Development
U.S. General Services Administration
National Endowment for the Arts

CHARRETTE ON DESIGN GUIDELINES FOR THE EAST PLAZA
June 29-30, 1994

U.S. Department of Housing and Urban Development
451 Seventh Street, S.W. District of Columbia
Room 2184 (202) 708-2000

Wednesday, June 29

- 8:45 am** Welcome by H. Alan Brangman, AIA, Director, Design Arts Program, NEA, Rolando Rivas-Camp, AIA, Supervisory Architect, Arts and Historic Preservation, GSA, and Marilyn A. Davis, Assistant Secretary for Administration, HUD
- 9:00-9:30** GSA Briefing on history of site and building, and development of SW Washington by Andrea Mones-O'Hara, Regional Historic Preservation and Fine Arts Officer, GSA
- 9:30-9:45** Briefing on the District of Columbia's Comprehensive Plan by Reginald W. Griffith, Director, National Capital Planning Commission
- 9:45-11:00** Tour of HUD site by Marianne C. Jentilucci, Director, Facilities Operations Division, HUD
- 11:00-12:00** Briefing on Community Interests:
District of Columbia Commission on the Arts and Humanities
Advisory Neighborhood Commission 2-D
St. Dominic's Catholic Church
Jefferson Junior High School
- 12:00-12:30** Briefing by HUD employees and union representatives
- 12:30-1:30** Lunch
- 1:30-2:30** Video: City Spaces, Human Places by William Whyte
- 2:30-3:30** Charrette teams and observers: charrette convenes with discussion of presentations and topics to organize agenda and charrette format
David Lee, Chair
- 3:30-3:45** Break
- 3:45-5:15** Charrette

U.S Department of Housing and Urban Development
U.S. General Services Administration
National Endowment for the Arts

CHARRETTE ON DESIGN GUIDELINES FOR THE EAST PLAZA
JUNE 29-30, 1994 continued

Thursday, June 30

8:30 am Charrette

12:00-1:00 **Lunch**

1:00-3:30 Charrette

3:30-4:30 Wrap up and preparation for presentation

4:30-5:30 Summary Design Guideline Presentation

National Endowment for the Arts

Charrette Team

U.S. Department of Housing and Urban Development - East Plaza

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* Biography Attached

**Mr. Lee will facilitate the Charrette

U.S. Department of Housing and Urban Development and U.S General Services Administration Charrette Team

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East Plaza

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Architectural Section Chief
U.S. General Services Administration
National Capital Region

Mr. Michael Alexander
Los Angeles, CA

Michael Alexander is Artistic Director of California Plaza for Metropolitan Structures West, Inc. in Los Angeles. He is responsible for designing and executing a year-round program of arts and entertainment for the public in the outdoor performance areas of the mixed-use redevelopment Bunker Hill project. Previously, he was the director of performing arts at the Cultural Affairs Department of Los Angeles where his primary focus was on issues affecting local performing artists. Mr. Alexander was also the general manager of the Aman Folk Ensemble and worked for the San Francisco Ballet. For several years, he was an independent consultant and arts manager and served on the boards for the California Confederation of the Arts, the Association of American Dance Companies, and the Western Alliance of Arts Administrators.

Mr. Peter Blake
Branford, CT

Peter Blake has been a practicing architect since 1956 and Professor of Architecture at The Catholic University of America since 1979, including Chairman of the Department of Architecture and Planning from 1979-1986. He served as Editor-in-Chief of *Architecture Plus* and *Architectural Forum* magazines. He also has served as curator of the Department of Architecture and Industrial Design at the Museum of Modern Art. He has written numerous articles and several books on architecture including *No Place Like Utopia*, *Form Follows Fiasco: Why Modern Architecture Hasn't Worked*, *God's Own Junkyard*, and *The Master Builders*. He received a Distinguished Designer Fellowship from the National Endowment for the Arts and has been a Fellow of the Graham Foundation for Advanced Studies in the Fine Arts and the American Institute of Architects. He has been a speaker at and delegate to several professional conferences in the U.S., Europe, and India and is a past chairman of the International Design Conference in Aspen. He studied in the United Kingdom and received a Bachelor of Architecture with honors from Pratt Institute, School of Architecture.

Ms. Nora Jaso
Seattle, WA

Principal of Studio Jaso, her Seattle design firm, Nora Jaso has been practicing architecture since 1982. Dedicated to cultural and artistic expression, Studio Jaso serves diverse individuals, communities, public agencies and non-profit groups. Current work centers on the design of low-income and special needs housing, specifically housing for the homeless clients of CONSEJO, a Hispanic mental health counseling center, and for the Northwest AIDS Foundation. Among other of the firm's major clients are the City of Seattle, El Centro de la Raza, Homestead Community Land Trust and Food Markets NW. Ms. Jaso is a member Seattle's innovative METRO Arts Committee and a design review member of the city's Pike Place Market Historical Commission. Ms. Jaso has received numerous honors, including exhibitions, publication and design awards. She appeared in the recent "Young Architects" issue of *Progressive Architecture* in collaboration with her colleagues of the Association for Women in Architecture. Ms. Jaso earned her bachelor of arts degree from McGill University in Montreal, studied at the Rhode Island School of Design and received her master of architecture degree from the University of Washington in Seattle.

Mr. David Lee

Boston, MA

David Lee is Vice-President of the architectural and planning firm of Stull and Lee, Inc. in Boston and an adjunct professor in the Department of Planning and Urban Design at Harvard. Mr. Lee has served as principal-in-charge of Boston's award-winning Southwest Corridor Transit Project, the Kaehler Primary Health Care Center for the U.S. Coast Guard, the Opera Place dormitory at Northeastern University, and the master plan for an 850,000 square-foot mixed-use office and retail complex in Boston, among other projects. He has taught at Rhode Island School of Design, Massachusetts Institute of Technology, Harvard Graduate School of Design, and has served as studio juror and lecturer at Columbia, Harvard, Yale, and several other universities. Mr. Lee has served on the Presidential Design Awards jury, and as a faculty participant for the Mayors' Institute for City Design. He received a Bachelor of Architecture degree from the University of Illinois and a master's in Architecture and Urban Design from Harvard University.

Ms. Debra L. Mitchell

Washington, DC

Debra Mitchell is senior principal and director of the Mid-Atlantic office of the landscape architecture firm Johnson Johnson & Roy/Inc. Her background in the natural sciences and landscape architecture is coupled with an impressive record of group facilitation and community leadership. Ms. Mitchell's experience includes the design of major urban streetscapes, large mixed-use developments and corporate headquarters, including the Alamo Plaza TriParty Transportation Improvement Project and The CrossRoads of San Antonio in San Antonio, TX; Fair Park Link Phase II streetscape, Maple Avenue Improvements, Meadow Park Office Building, and University of Texas Southwestern Medical Center roof-top garden/plaza in Dallas, TX; Central Park Mall East, Omaha, NE; and The American Rose Center Master Plan, Shreveport, LA. She is the immediate past president of the American Society of Landscape Architects and served as vice chairman and chairman of the City of Dallas Landmark Commission from 1987-1991. Ms. Mitchell has taught at the University of Texas at Arlington and has served on the professional advisory committee of the Department of Landscape Architecture at the University of Illinois since 1988. She received a B.S. from Kansas University and a Master of Landscape Architecture from the University of Illinois.

Mr. Jay S. Willis

Pasadena, CA

Jay Willis is a three-dimensional artist and a Professor of Fine Arts at the University of Southern California where he has taught since 1969. In 1990, he was director of Public Art Studies and from 1988-1989, chair of studio arts at USC. Mr. Willis's work has been exhibited nationally and internationally with more than a dozen one-person exhibitions in the U.S. His work is in numerous private, corporate and museum collections, including the Metropolitan Museum of Art, NY; Hirshhorn Museum and Sculpture Garden, Smithsonian Institution, Washington, DC; Moore College of Art, Philadelphia; Del Mar College, Corpus Christi, TX; Laguna Beach Museum of Art, Laguna Beach, CA; and Walker Hill Art Museum, Seoul, Korea. He has received commissions from the Alcoa Foundation-University of Southern California, Sculpture Garden Collection, Los Angeles; Pasadena Plaza, Ernest W. Hahn Inc., Pasadena, CA; Pacific Enterprises, Los Angeles; and numerous other corporations. Recent honors include being a public art competition finalist for the City of Irvine and for the City of Thousand Oaks. Mr. Willis received a B.F.A. in sculpture from the University of Illinois, Urbana, and a M.A. in sculpture from the University of California, Berkeley.

**CHARRETTE ON DESIGN GUIDELINES:
for the
EAST PLAZA PUBLIC IMPROVEMENTS
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BUILDING**

TOPICS FOR CHARRETTE PANEL'S DISCUSSION

A. FUNCTIONAL ISSUES:

How can the 7th Street plaza's utility be enhanced for the employees?

How can the 7th Street plaza design help support the urban setting of the neighborhood (residential, commercial, and educational)?

How can the activity of contemplation occur on the 7th Street plaza?

How can user (e.g. public and employees) access to the building be maintained across the 7th Street plaza?

How can the amenity of food be added to the 7th Street plaza?

How can the plaza design respond to the future comprehensive plans for the National Capital?

How can a performing arts space be integrated into the 7th Street Plaza?

How can security issues be addressed through lighting and cameras?

AESTHETIC ISSUES:

How can the "front door" to the Dept. of Housing and Urban Development's headquarters building (HUD) portray a stronger image of the agency's mission:

Commitment to Community, Commitment to Support Families, Commitment to Economic Lift, Commitment to Reciprocity and Balancing Individual Rights and Responsibilities, and a Commitment to Reducing the Separations by Race and Income in American Life?

How to make a positive statement about HUD's goals relating to the creation of a livable and attractive urban environment, i.e. how to create an inviting, multi-functional place?

AESTHETIC ISSUES continued:

How can Marcel Breuer's (the original architect) design intent be respected as a significant architectural achievement?

Breuer's design principles included contrast--the west plaza is grass and the east plaza is hard surfaces-- and the expression of a strong horizontal plane under the building

TECHNICAL ISSUES:

How can the structural integrity of the new surfacing be maintained?

How can employee parking needs be managed without causing structural damage to the waterproofing?

architrave p.c., architects

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washington, d.c. 20004

(202) 347-2224

(202) 393-1641 fax

PROJECT:

**SURVEY WATER DRAINAGE AND LEAKS
VOL. II - FEASIBILITY STUDY FOR
EAST PLAZA MODIFICATIONS**

LOCATION:

**HUD BUILDING
451 7th Street, S.W.
Washington, DC 20407**

PROJ. CONTROL NO: RDC 24105

GSA WORK ITEM NO: 0393

DATE: Final Submission - April 1994

Prepared by: architrave p.c., architects
918 F Street, N.W.
Washington, DC 20004

judith m. capen aia
robert a. weinstein aia

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HUD Plaza Feasibility Study 100% Submission	

EXECUTIVE SUMMARY

**HUD Plaza Feasibility Study
100% Submission**

EXECUTIVE SUMMARY

The present design of the East Plaza of the HUD building is not consistent with the desired image of the agency. It feels a more inviting, people-oriented environment would be more appropriate. The purpose of this study is to determine the feasibility of modifying the plaza, and to identify the existing constraints to any modifications. The exact nature of modification to be made has not been decided upon by the government. Programming and designing the modifications are not within the scope of this study.

The report determines that it is feasible to modify the plaza. It recommends that the modifications should be designed respecting the following major constraints:

- Modifications should be designed as independent additions to the plaza, rather than major changes to the form or character of the plaza.
- Architectural modifications should respect the modern style and materials of the plaza, but some additions like art could be of contrasting design.
- Modifications to the plaza, and waterproofing repairs to the plaza, should be combined in a single project, for both the design and construction phases.
- Adequate pedestrian circulation routes should continue to be provided, including accessible routes for the handicapped, emergency egress routes, and access to emergency fire connections.
- Vehicle circulation routes to the garage ramps, and the passenger drop-off/fire access lane should continue to be provided.
- New site furnishings and fixtures should be provided if requested by the tenant agency.
- The plaza's existing structural slab can support 105 pounds per square foot of live load (in addition to a 20 psf snow load) on top of the weight of the existing plaza paving system. It would be difficult to strengthen the existing slab further.
- The potentially historic quality of the architecture need not preclude some modifications if they are properly designed.
- The existing power panels have sufficient excess power capacity to introduce new additional lighting for the plaza.
- Sufficient drainage and water supply capacities are available near the plaza to be tapped for potential needs in the modified plaza.

PURPOSE OF THE STUDY

HUD Plaza Feasibility Study
100% Submission

PURPOSE OF THE STUDY

The present design of the East Plaza of the HUD building is not consistent with the desired image of the agency. It feels a more inviting, people oriented environment would be more appropriate. The types of modifications anticipated might include additional landscaping, art works, a fountain, lighting changes, and site furnishings.

The purpose of this study is to determine the feasibility of modifying the plaza, and to identify the existing constraints to any modifications. The study also provides recommendations regarding how certain constraints should affect the plaza design, and how certain existing problems should be addressed in the design of modifications. The scope of this study does not include design suggestions or determination of the client's final program requirements. It is instead meant to be an information source and guideline for those who will undertake programming and design of the modifications.

The A/E team consisted of Robert Weinstein (the HPTM) and John Franklin of **architrave**, McMullan & Assoc. (structural engineers), and PKP Engineers (mechanical engineers). The GSA Project Officer is Eva Rakusan, the GSA Field Officer is W.E. Puryear and the Agency contact at HUD is Harold J. Williams.

FORMAT

The "Findings, Analysis and Recommendations" section, which follows, is divided into separate sub-sections each covering a particular issue affecting possible modifications. Each subsection includes findings regarding existing conditions, analysis of those conditions, and recommendations regarding how the issue should be addressed by the re-design.

FINDINGS, ANALYSIS AND RECOMMENDATIONS

HUD Plaza Feasibility Study
100% Submission

GENERAL DESIGN AND MATERIALS OF THE PLAZA

Findings:

The HUD Building is located at 451 Seventh Street S.W., in Washington, D.C. It was designed in 1965 by Marcel Breuer and built in 1968. It is a ten story building of approximately 1.16 million square feet. It has a concave attenuated H configuration with curved architectural cast stone facades, and dark stone facings on the projecting end walls. At the entry level, the building is surrounded by a plaza of bluestone pavers. The plaza paving extends under the overhang of the building to provide a covered arcade around the perimeter of the building. The outer border of the arcade is formed by the large cast-in-place concrete piers which support the outer wall of the building. This study is concerned with the East Plaza, which lies between the building and Seventh Street to the east. This plaza is above the building's multi-level underground parking garage. The concrete ramps which lead down to, and up from the garage are located on the eastern edge of the plaza, near the Seventh Street sidewalk. The driveways leading to the ramps are paved with exposed aggregate asphaltic concrete and edged with stone curbs. The level of the driveways is approximately four inches below the level of the plaza paving.

The major existing materials used for the space include:

- Rectangular bluestone paving in a pattern using differing sizes.
- Rough board-formed concrete (called "beton brut" in the vocabulary of modern architecture) for the piers of the building, the large sign standard, and the walls beside the garage ramps.
- Smooth architectural cast stone for the building facade above the first floor.
- Dark stone panels on some exterior building walls.
- Exposed aggregate concrete paving and granite curbs for the driveways.

Analysis:

The building's unusual shape, its support above the ground on a system of piers (or "pilotis"), and the continuous flat plaza which extends around and under the building are all hallmarks of international style modern architecture. These features make the HUD building more conform closely to the modernist ideal of a building as a free-standing object in space, rather than as a piece of a larger urban context.

The unifying factor of the materials used is that they are all heavy, rugged materials left with a relatively natural surface finish. None are painted, polished, or colored with a surface finish.

The original construction documents call for the plaza paving to be hexagonal concrete

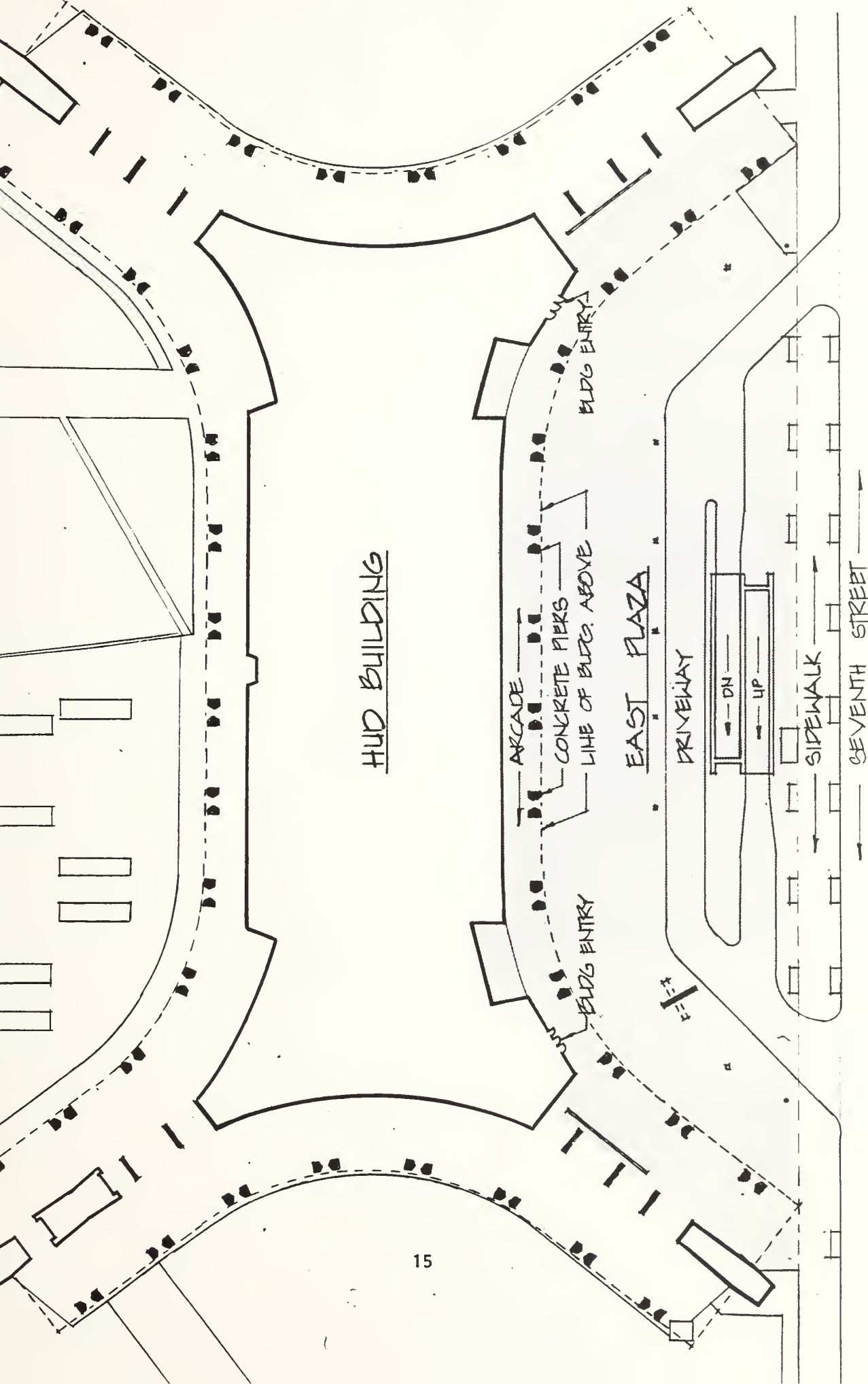
pavers instead of the bluestone pavers which were actually installed when the building was built. The driveway in the plaza was originally constructed of the same bluestone pavers and was flush with the surrounding plaza. The driveway was originally defined only by lines of small precast concrete pyramids which served as bollards. Later renovations to the plaza, aimed at reducing leaks, edged the driveway with granite curbs and repaved the drive with concrete at a level approximately four inches lower than the surrounding plaza. The way the new driveway breaks up the plaza has diluted somewhat the original effect of a continuous plaza ground plane extending under the building.

Recommendations:

Any modifications to the plaza should be designed with an awareness of the original intention that the plaza appear to be a continuous ground plane, on and above which the building floats like a piece of free-standing sculpture. This might mean that any additions to the plaza be more like objects placed upon the plaza rather than major distortions of the ground plane itself. Changes should also respect the large scale of the space and its detail.

Repairs to original features of the plaza should be made using original materials, or new materials which match original materials exactly.

Materials used for new architectural additions to the plaza should respect the original intention to use rugged materials left close to their natural appearance. However, some additions to the plaza, such as art, could be of contrasting materials (slick, polished or colored) in order to set them apart from the original design features of the building and plaza.

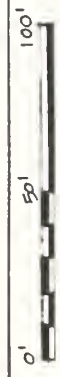


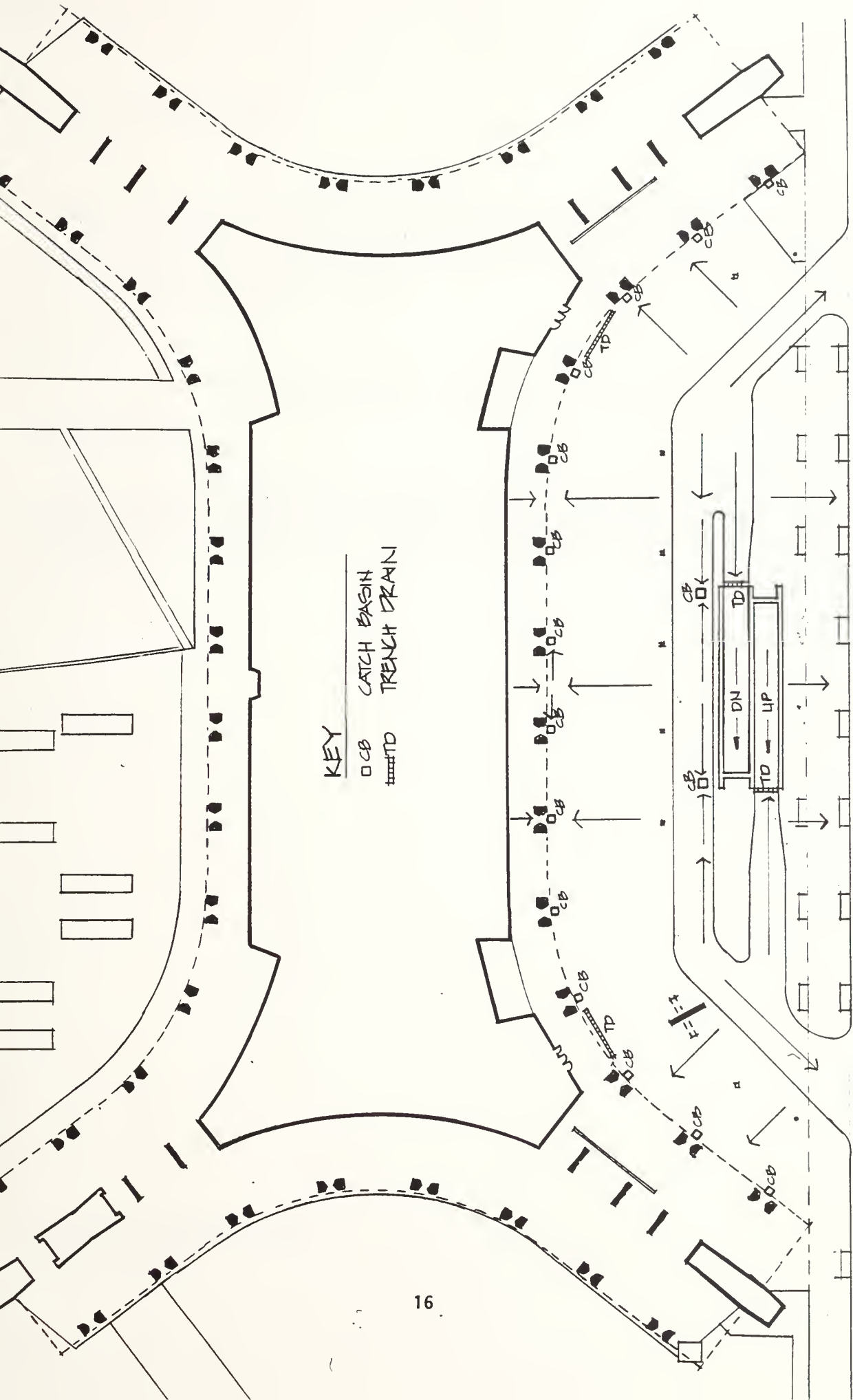
HUD BUILDING

EAST PLAZA

SEVENTH STREET

HUD EAST PLAZA : GENERAL SITE PLAN





KEY
 □ CB CATCH BASIN
 --- TD TRENCH DRAIN

2 HUD EAST PLAZA: DRAINAGE PLAN



SURFACE DRAINAGE

Findings:

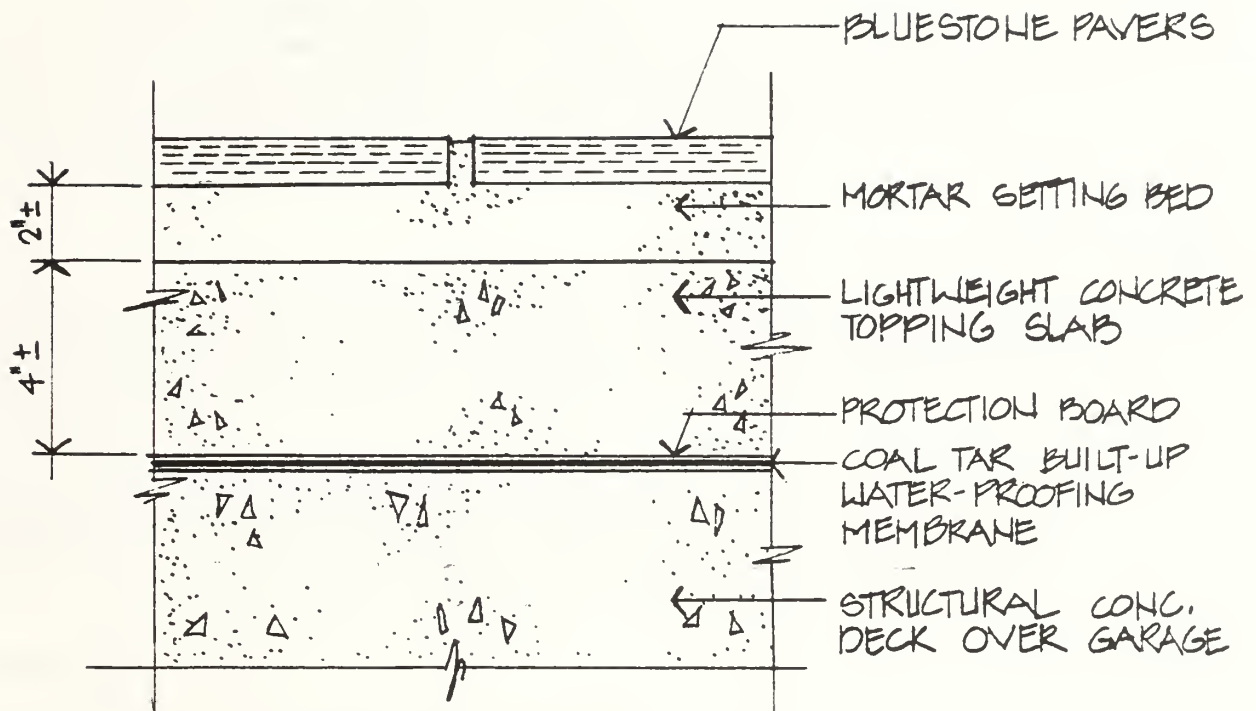
The plaza surface slopes slightly away from the street and towards the building line. The covered portions of the plaza slope slightly outward towards the same line. Catch basins are located near each pair of large concrete piers. Drainage for the driveways is through trench drains running across the drive.

Analysis:

Overall surface drainage seems adequate, although some small areas of ponding occur.

Recommendations:

Changes to the plaza should not create areas with slopes to drains less than the existing slope, to prevent ponding on the bluestone paving. Nor should modifications create areas which cut off surface flow to the existing catch basins, unless new drain inlets are provided.



TYPICAL SECTION THROUGH
EAST PLAZA DECK OVER GARAGE

3

WATERPROOFING

Findings:

A section through the typical existing plaza paving and waterproofing assembly is shown in sketch #3. The existing waterproof membrane is built-up coal tar. It was installed on the East Plaza in 1977 as a replacement for the original loose laid butyl rubber membrane. (The original membrane under the west and north plazas was replaced with a fully adhered rubberized asphalt sheet membrane in 1989.)

There is a long history of water leaks into the basement and garage of the HUD building. These leaks have been discussed in several previous studies (see appendix of this report), and are being studied again for a current survey report being prepared by **architrave p.c., architects**, titled **SURVEY WATER DRAINAGE AND LEAKS**. Further details about the leaks are presented in that report.

Analysis:

There is inadequate provision for draining the water which penetrates the plaza paving layers and reaches the membrane. The water which accumulates on the membrane therefore leaks slowly through membrane faults and then through cracks and joints in the concrete structure below.

The above mentioned report recommends the replacement of the waterproof membrane under the East Plaza with a new membrane. This would require removal and then replacement of the plaza paving assembly on top of the membrane (see Plaza Paving Detail).

Recommendations:

The design and construction of the plaza modifications and the plaza waterproofing repairs should be combined in a single project. This will prevent conflicting designs and duplication of effort.

PEDESTRIAN AND VEHICLE CIRCULATION

Findings:

See Plaza Circulation Plan for major routes of circulation. Also see the Code and Life Safety discussion later in this study for fire egress paths.

Access to the entry ramp to the parking garage is regulated by a mechanical gate and a card reader. These machines are steel painted a bright yellow.

Analysis:

Most pedestrian circulation on the Plaza is concentrated at the north half. It appears the building entry there is the most heavily used. There is also considerable pedestrian traffic between L'Enfant Plaza, to the west of HUD, and the Department of Transportation, across Seventh Street to the east. The route used by this traffic goes around the north end of the building, and then crosses the plaza and Seventh Street to the DOT building. Most of this pedestrian traffic crosses Seventh Street at mid-block, rather than at the D Street cross-walk a half-block to the north.

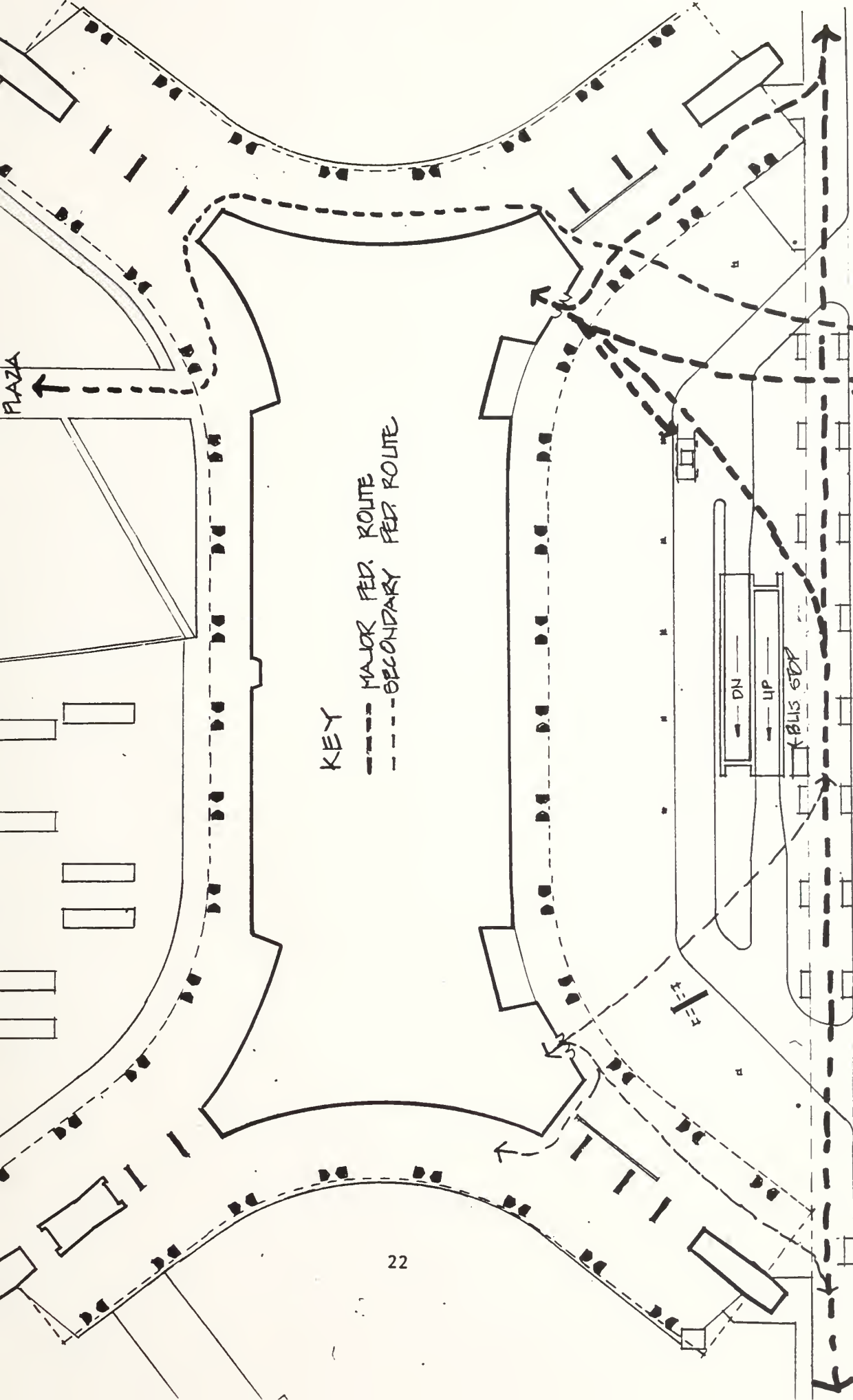
Vehicles use the driveways both for access to the garage, and for dropping off passengers, usually near the building entries. The existing layout minimizes conflict between these two uses to the extent possible. The drop-off lane extends the length of the plaza and is wide enough that a car stopped along the curb does not block other cars from driving past it. Because it is a required fire lane, the driveway cannot be used as a parking area. However, police cars regularly use portions of the plaza between the sidewalk and driveway as a parking spot.

Recommendations:

Central areas of the Plaza could be used for purposes other than pedestrian circulation without constricting foot traffic, as long as major routes are unobstructed. The design of plaza amenities should recognize the pedestrians on Seventh Street, as well as those crossing the plaza, as plaza users.

The designer of plaza modifications should consider ways to encourage pedestrians to cross at the D street cross-walk to increase safety. Another possibility would be to investigate the feasibility of a mid-block cross walk.

Vehicle circulation patterns in a modified plaza should continue to allow use of the driveway for both drop-offs and access to the garage. The driveway must continue to be a fire lane. The card reader and gate should be redesigned to integrate better with the other materials in the plaza.



KEY

- MAJOR PED. ROUTE
- SECONDARY PED. ROUTE

PLAZA

TO DOWNTOWN

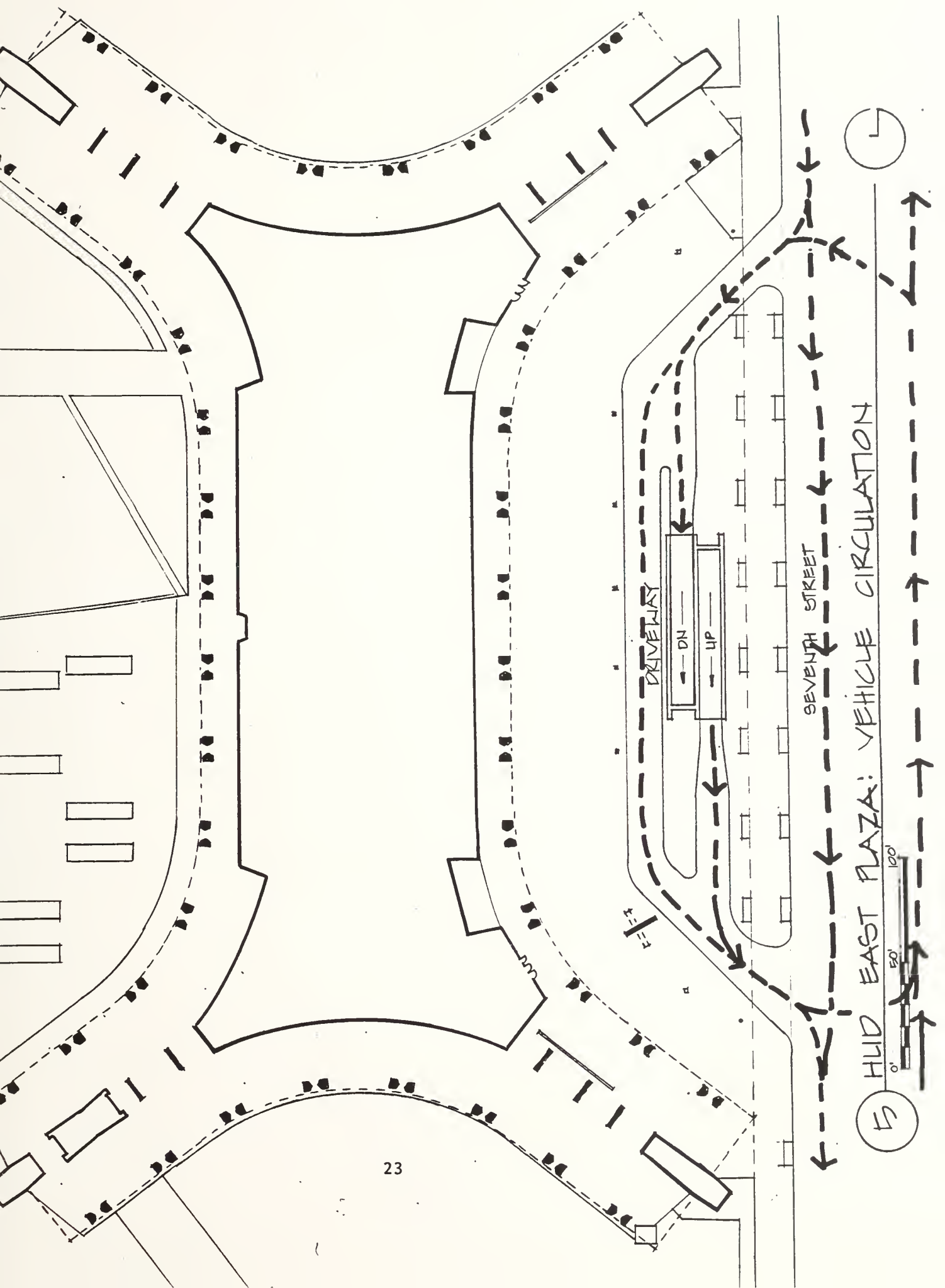
DN
UP

BUS STOP

4 HUD EAST PLAZA: PEDESTRIAN CIRCULATION



4



HUID EAST PLAZA: VEHICLE CIRCULATION

SERVICE ACCESS

Findings

The building has a truck ramp and easement leading dock at its rear. These are not connected to the East Plaza.

Analysis

The East Plaza does not need to accommodate regular truck and trailer traffic required to service the plaza itself.

Recommendations

Areas of the plaza which might have to accommodate truck traffic should be managed by landscaping or art, should be designed to withstand truck traffic damage to underlying waterproofing. This will also require using steel reinforcement protection boards.

SERVICE ACCESS

Findings:

The building has a truck ramp and basement loading dock at its southwest corner. These are not connected to the East Plaza.

Analysis:

The East Plaza does not need to accommodate regular truck traffic except for that required to service the plaza itself.

Recommendations:

Areas of the plaza which might have to accommodate truck traffic in the future, for movement of landscaping or art, should be designed to withstand this traffic without damage to underlying waterproofing. This includes using traffic rated membrane and protection boards.

HANDICAPPED ACCESSIBILITY

Findings:

The existing plaza is generally without steps or level changes, except for the curbs at the edges of the driveways. There are wheelchair ramps at these curbs at the north and south ends of the drop-off lane. The driveways are flush with the Seventh Street sidewalk. Power doors at both building entries from the East Plaza allow handicapped access.

Minor pavement irregularities greater than 1/2" occur at several locations.

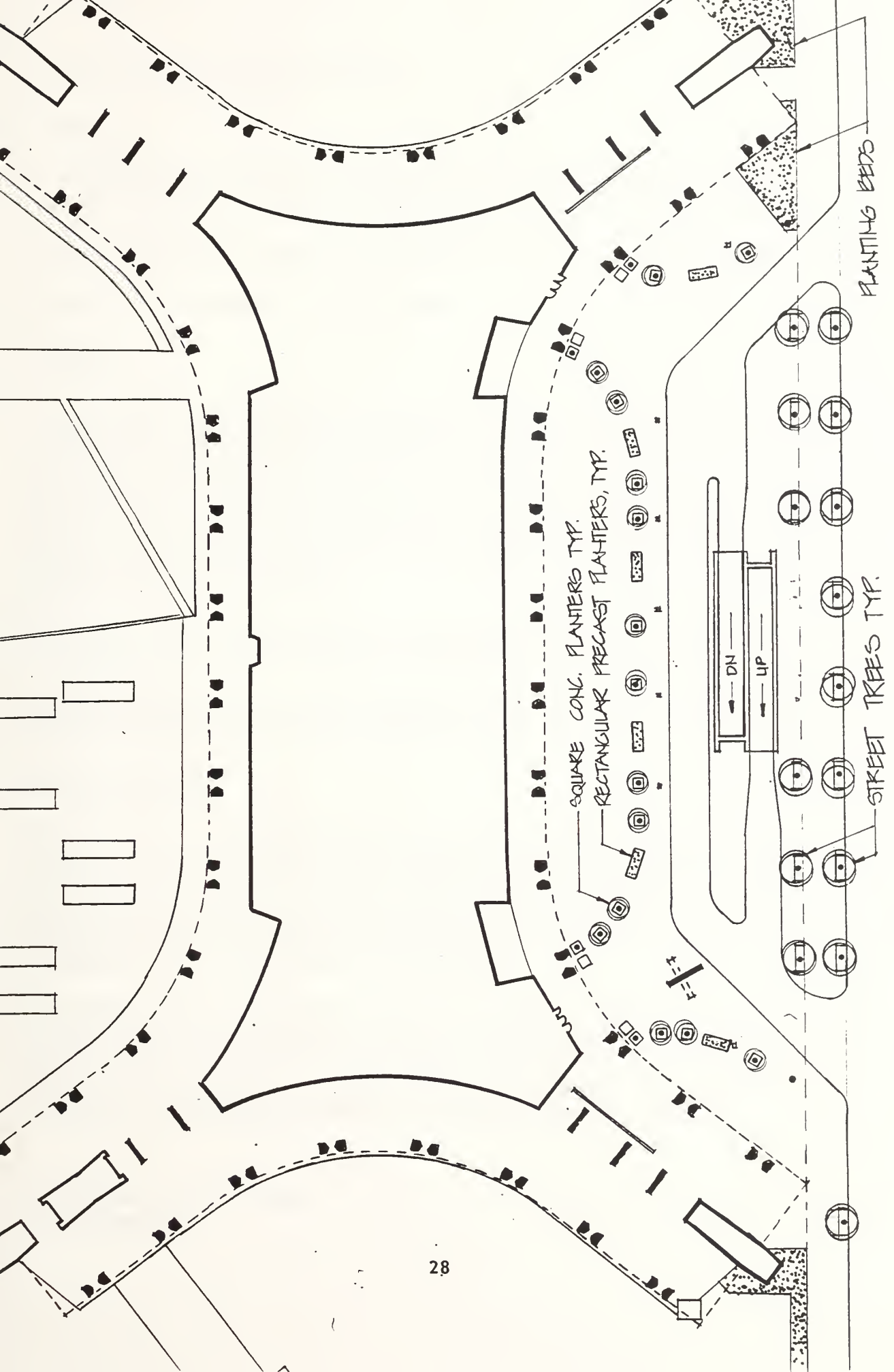
Analysis:

The existing plaza generally provides adequate accessible routes for use by the handicapped. Minor violations of the ADA include: no tactile warning surface at the tops of wheelchair ramps, and minor pavement irregularities that present hazards to visually and physically handicapped individuals.

Recommendations:

Accessible routes through and around the plaza should be maintained. Tactile warning surfaces at the tops of ramps should be provided. Paving should be installed within the tolerances allowed by the ADA to prevent tripping hazards.

Any new site fixtures or furnishings added to the plaza should be accessible to everyone regardless of handicaps.

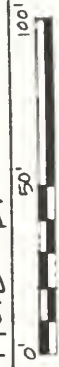


SQUARE CONC. PLANTERS TYP.
RECTANGULAR PRECAST PLANTERS, TYP.

PLANTING BEDS

STREET TREES TYP.

HUD EAST PLAZA: EXISTING PLANTINGS



PLANTINGS AND SITE FIXTURES

Findings:

Existing planting areas, planters and street trees are indicated on the plan. There are two different sizes of above-ground planters, some square, others rectangular.

There are single large bronze colored flagpoles at the north and south ends of the Plaza.

There is no site furniture on the East Plaza.

Analysis:

The smaller square planters on the plaza are made of rough board-formed concrete which matches the material of the building well. The rectangular planters, however, are an exposed aggregate precast which doesn't coordinate well with the other nearby materials. The mix of these two different planter types seems arbitrary and unplanned. The arrangement of the planters in a long line across the plaza is apparently determined by the line of columns in the garage below. Some of the individual plants in these planters are attractive, but all are of a small scale that accomplishes little of practical or aesthetic value on the open plaza.

The flagpoles are important fixtures for a government building, but are not particularly prominent in their current locations at the extreme ends of the plaza.

Among lunchtime crowds, persons waiting for rides, and users of the bus stop there are many potential users of outdoor seating in the plaza.

Recommendations:

The rectangular planters should not be re-used in a modified plaza because of their material. If the square planters are re-used they should be arranged in a logical manner consistent with the entire plaza design. From a structural standpoint it would be best if the planters are kept within eight feet of a structural column below. Any other placements should be carefully analyzed by a structural engineer taking the planters' weight and the limits of the plaza slab into account.

The existing street trees should be kept and maintained. Additional planting areas, if deemed desirable by the designers, should be kept consistent in materials and design with the building architecture. They would be more consistent with original intent for the plaza if they are designed as object-like, geometric planters sitting on the plaza rather than as background or "foundation" plantings around the perimeter.

The flagpoles should remain in their original locations.

Site furniture should be added to provide seating for people waiting for transportation or eating lunch. Seating needs to be both slightly sheltered, to be attractive, yet visible from the street and building to promote security.

The materials used for any new site features should be compatible with existing original materials on the site. The design of the features should be consistent with the modern design of the building and plaza.

SIGNAGE

Findings:

The sign identifying the building is a large free-standing poured-in-place concrete pylon with applied metal letters. The sign is clearly visible from the plaza, from the street in front of the building, and when approaching the building from the north.

There are also small blue metal signs under the end walls of the northeast and southeast wings of the building. These two signs are just north and south of the plaza rather than in it.

Parking restriction signage for the driveway on the plaza is comprised of small white and red metal signs attached to the concrete lighting standards with rusting metal straps.

Analysis:

The existing pylon sign is an important original design feature of the plaza and provides easily visible identification of the building. The small blue signs north and south of the plaza, while not particularly consistent with the building design, do conform with the standard signage used for other government buildings in the neighborhood, and so help provide continuity. The metal traffic control signs are not consistent with other materials and design in the plaza. Their rusting metal straps are staining the concrete lighting standards.

Recommendations:

The concrete pylon sign must be retained. The blue metal signs can remain, and are not directly affecting the appearance of the East Plaza. The metal parking restriction signs should be removed from the lighting standards. They should be replaced with signage more compatible with the plaza design mounted in a way that doesn't damage original plaza features.

SIGHT LINES AND VIEWS

Findings:

The only views from the plaza are across the street to the DOT building, and limited views up and down Seventh Street. Views of the plaza are mainly from the HUD building, from the DOT building across the street, from Seventh Street next to the plaza, and from Seventh Street when approaching the building from the north and south.

Analysis:

There are no major views of the surrounding city from the East Plaza which might serve as organizing features of a new plaza design. The current views towards the building from the north and south focus mainly on the large blank end walls of the building's wings. However, when approaching from the north, the large concrete sign pylon is quite visible and provides easily-read identification of the building.

Recommendations:

The plaza should be designed with its appearance from Seventh Street in mind, particularly for pedestrians on the Seventh Street sidewalk. The design should provide a focus for views for those approaching the building from the north and south, without obstructing view of the existing sign pylon.

SUNLIGHT AND SHADE

Findings:

The plaza runs north and south, with Seventh Street, and then the DOT building, to its east, and the ten story HUD building on its western edge. Curving wings of HUD also shelter the north and south ends of the plaza.

Analysis:

During winter most of the plaza is in shade except for mid to late morning, because of the low angle of the sun.

During summer the plaza receives sun from mid-morning until mid-afternoon. After mid-day the HUD building begins to shelter the plaza from summer's hot afternoon sun, starting first with the portions of the plaza closest to the building. The southern end of the plaza receives this shade slightly before the northern end.

Recommendations:

The plaza, with proper design, could provide shaded locations for outdoor lunchtime seating, especially in areas close to the building, and towards the south end of the plaza.

The plaza receives enough sun to support many types of plants. It might be too exposed to the mid-day summer sun for shade-loving plants to thrive.

PLAZA STRUCTURE

Findings

We have reviewed the existing structural drawings for the East Plaza slab at the HUD Building. We have also conducted a site visit to the above referenced project in order to confirm conditions of the East Plaza slab soffit.

The East Plaza structural system consists of a concrete waffle slab over the open areas and a one-way ribbed slab over the covered walkway area. During our site visit we noted that the slab soffit is crowded with mechanical ducts and electrical conduits. The existing structural drawings indicate that the plaza level was designed to accommodate 125 psf live load. The slab system also supports superimposed dead load consisting of 1" thick stone pavers, a 2" thick mortar setting bed and a 1" to 4" thick lightweight concrete topping. The light-weight concrete topping is used to provide positive drainage.

Analysis and Determinations

We have evaluated the following options:

- Option 1: Assuming the existing superimposed dead load, i.e. stone pavers and concrete, remain in place, the maximum allowable load that can be introduced to the slab is 125 psf live load, minus 20 psf ground snow loading. This remaining 105 psf live load is equal to 128 psf dead load. The 128 psf dead load is equal to approximately the weight of a one foot depth of soil.
- Option 2: Assuming that the existing superimposed dead load of the plaza paving layers is removed, the total load that can be applied on the slab equals 105 psf live load, plus 65 psf (average) dead load. This equals approximately 160 psf live load or 195 psf dead load. The 195 psf dead loading is approximately equal to an 18" depth of soil.

Recommendations

Elsewhere in this report we recommend that the continuity of the plaza and its paving be maintained for design reasons. In such cases option one above will apply, since the existing (or new similar replacement) paving assemblies will be in place.

In any areas to receive new landscaping, more load would be possible by choosing option two, and removing the paving below the new planting bed. This would also allow a planting bed to be isolated and waterproofed separately from the plaza membrane.

We do not recommend imposing loads larger than 195 psf dead load on the plaza since that will require slab strengthening utilizing steel beams. The strengthening of the existing waffle slab will be costly and will also affect the mechanical and electrical systems below.

C. ELECTRICAL

Findings:

Presently the East Plaza of the HUD Building is provided with pole mounted, banner and canopy lighting.

The pole mounted lighting consists of (7) 8 foot concrete poles, each with one 150 watt high pressure sodium lighting fixture of spherical shape (transparent globe) (see Photo #2). The concrete poles are part of the original design but the fixtures on top of them have been changed. These lighting fixtures are served from (H.I.D.) panel "RP1FA" (225A - 3 phase - 4 wire - 120/208V) located in the southeast electrical closet on Ground floor and from panel "RP1HA" (225A - 3 phase- 4 wire - 120/208V) located in the northeast electrical closet on the Ground floor.

The banner lighting consists of 68 - 1000 watt incandescent flood lights mounted on the back of the concrete pylon sign. They are original but are presently disconnected. These lights are fed from panel "RP1FB" (400A - 3 phase - 4 wire - 120/208V) located in the southeast electrical closet on the Ground floor.

The canopy lighting consists of recessed down lights with mixture of H.I.D. and incandescent lamps. The power sources for these lights are panels "RP1F" and "RP1H" (both 225A - 3 phase - 4 wire - 120/208V) which are located in the southeast and northeast electrical closet respectively.

Based on our site investigation no other electrical items exist in the East Plaza besides the lights mentioned above.

Analysis:

In accordance with the original base building drawings, it appears that original lighting (since building inception) has been reduced drastically over the past years for energy conservation reasons. Namely:

- 1) The pole lighting originally consisted of 7 poles each with 24 - 150 watt and 31 - 75 watt incandescent fixtures. That has been substituted with the seven poles each with one 150 watt H.I.D. fixture. This translates to the following spare power capacity:

Original load - present load = spare capacity

Panel "RP1FA"

$$(3) (24 \times 150W) + 3 (31 \times 75W) - (3 \times 150W) = (10,800W + 6975W) - 450 \\ = 17,325 \text{ WATTS}$$

Panel "RP1HA"

$$(4) (24 \times 150W) + 4 (31 \times 75W) - (4 \times 150W) = (14400W + 9300W) - 600W \\ = 23,100 \text{ WATTS}$$

- 2) The banner lighting originally consisted of 68 - 1000 watt floodlights. These lights have been disconnected, which translates to the following spare power capacity in panel "RP1FB":

$$68 \times 1000W = 68,000 \text{ WATTS}$$

- 3) The canopy lighting load has been reduced minimally by sporadically replacing the incandescent lamps with H.I.D. lamps.

The total power capacity to serve the anticipated changes is: $17,325W + 23,100W + 68,000W = 108,425 \text{ WATTS}$ which should be more than adequate for the anticipated improvements to the East Plaza.

The existing lighting poles are in good operating condition and although the original light fixtures have been replaced by ones with a different appearance the lighting poles should be retained as an important original design feature of the plaza.

The banner lighting is in good operating condition and should be retained and possibly modified to increase energy efficiency so that it can economically be put back in use when desired.

Any changes to the canopy lights, recommended for energy efficiency's sake, should to the extent possible, maintain their original.

New lighting added to the plaza for security, art display, fountains or other purposes should be concealed or unobtrusive, rather than new design elements themselves.

Recommendations:

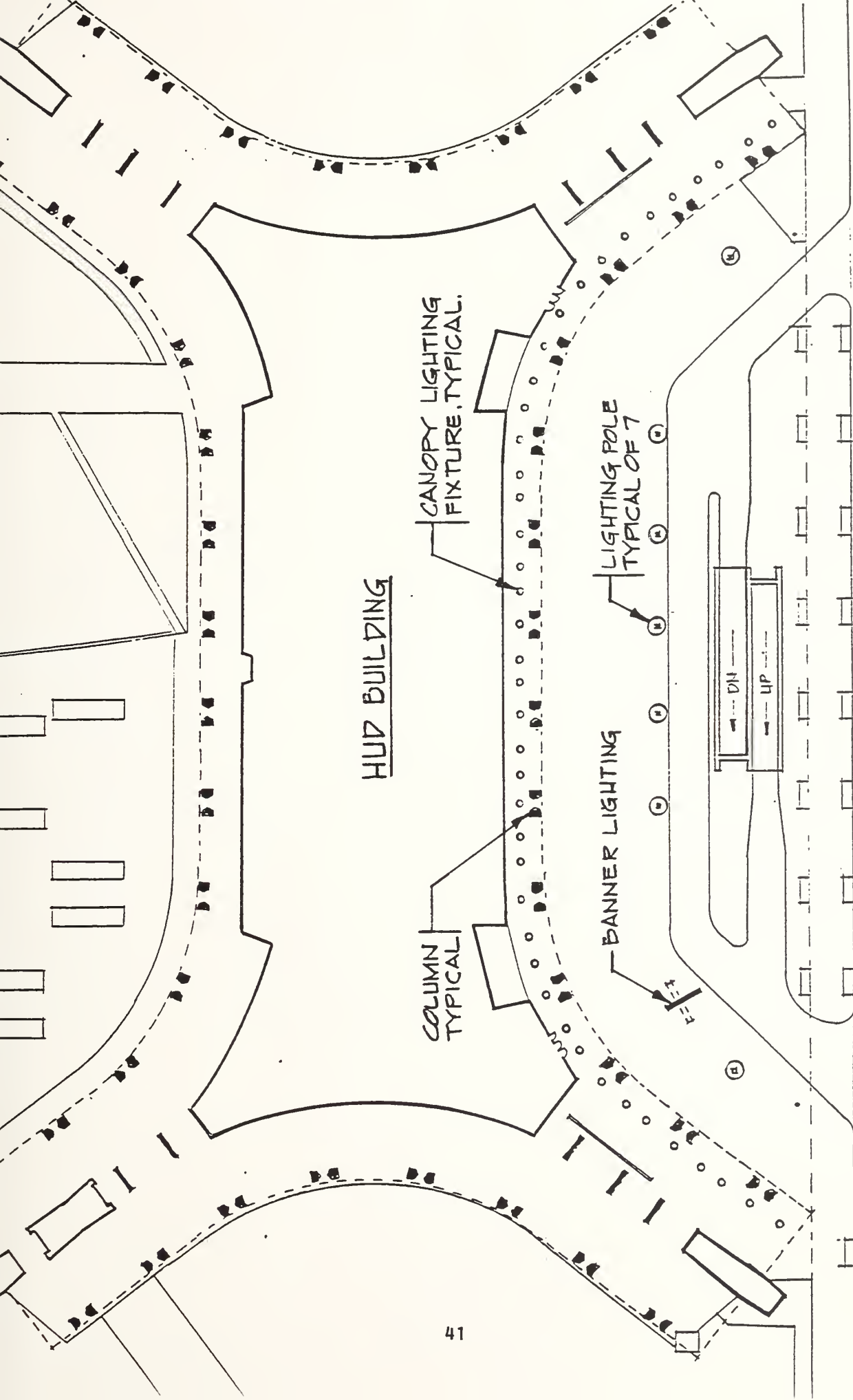
Retain the existing pole lighting as an important original design feature of the Plaza.

Replace existing banner lighting with new energy conserving fixtures appropriate for the anticipated design features in the Plaza.

Replace existing canopy lighting with energy conserving lighting fixtures maintaining the original appearance of the canopy lights.

Provide new concealed and unobtrusive lighting to the Plaza for security, art display, fountains or other purposes.

No changes or additions are required to the power sources (panelboards) serving the East Plaza.



HUD BUILDING

CANOPY LIGHTING
FIXTURE, TYPICAL.

COLUMN
TYPICAL

LIGHTING POLE
TYPICAL OF 7

BANNER LIGHTING

DN
UP

7 HUD BUILDING - EAST PLAZA
NO SCALE



D. PLUMBING

STORM WATER SYSTEM

Findings:

There is an existing storm water system which serves the plaza area. The system consists of a series of cast iron catch basins which are located at each set of double columns along the perimeter of the building, a series of concrete catch basins located along the sidewalk/plaza line of seventh street and cast-in-place concrete trench drains located at the top of each ramp serving the parking garage. The drains are designed to collect storm water directly at the surface level of the Plaza and have also been provided with weep holes and clamping devices to collect seepage water which may collect at the slab waterproofing membrane. Refer to surface drainage section of this report for Plaza plan showing drain locations.

Analysis:

There is sufficient capacity with the existing storm drainage system at the plaza area (catch basins, drains and related interconnecting piping) to adequately and efficiently carry off surface water during periods of precipitation and when maintenance wash down of the surfaces by hose is being conducted. All of the cast iron catch basins are 6" in size and total 14 in quantity. In addition the concrete catch basins are 2'-8" x 2'-8" in size and total 5 in quantity.

Recommendations:

The existing storm water drainage system serving the plaza area can readily be modified to include any required supplemental drains and/or structures necessary to facilitate the provision of planting areas, gardens and pools or fountains and any required connections for additional surface drainage as necessary. The drainage piping can readily be modified due to it being exposed at the garage level below the Plaza. Approximately 4 to 6 feet of vertical elevation exists for proper slope and coordination of new piping with existing building systems and components and the existing storm utilities in the street. The modifications of or addition to the storm system serving the plaza area will not overload the existing piping due to the fact that the effective total surface area being drained will not change from the existing square footage being served.

DOMESTIC WATER SYSTEM

Findings:

There is an existing domestic water system utilizing wall hydrants to serve the plaza area. The wall hydrants are located approximately 80 feet apart along the perimeter wall of the building. In addition to the plaza level hydrants there is domestic water piping at the basement level which serves various hose bibbs, toilet rooms and building equipment. The domestic water piping at the basement level is readily accessible and conveniently located so as to provide a usable source of water to supply an irrigation system for planting or garden areas at the plaza level as well as make-up water for a pool/fountain system which may be provided under an upgrade to the existing plaza.

Analysis:

The existing wall hydrants located at the plaza area are 3/4" in size. These wall hydrants provide water as required for hose down of the plaza areas under routine maintenance as well as any watering of plants. Water piping located at the basement level is of adequate size to supply an automatic irrigation system and/or fountain/pool make-up water requirements.

Recommendations:

The existing plaza level wall hydrants should continue to be used as necessary for wash down of the paved areas and as a source of water for any potted plants which may be used for accents on the plaza area not easily served by an irrigation system.

The water system at the basement level can be tapped as required to supply an automatic irrigation system to properly water any planting areas on the plaza level. The irrigation supply line would be provided with a reduced pressure type backflow preventer and would be controlled by a time clock in order to supply water for irrigation only at off-hours so as to avoid potential over demand on the piping distribution system during normal business hours. To further avoid over demand, the irrigation system could also be zoned accordingly.

The water system may also be used to provide make-up water for a pool/fountain system to compensate for spillage and evaporation and may be used for initial fill of the system. The supply line to any fountain/pool system will require a reduced pressure type backflow preventer and should be controlled by an automatic fill valve.

EQUIPMENT AREAS

Findings

There are currently several mechanical equipment rooms located on the 1st floor of the building. It may be available for locating any required food/water pump for the building to serve the plaza level modifications.

Analysis: Any available space within existing mechanical rooms for new equipment should be minimal.

Recommendations

Existing building system equipment located in the basement should be carefully considered and coordinated with plans for the new building system equipment, elevators, etc. as may be required. The use of existing equipment including wall racks should be considered to reduce the space needed for any new equipment.

EQUIPMENT AREAS

Findings:

There are currently several mechanical equipment rooms located at the basement level that may be available for locating any required pool/fountain pumping and filtration equipment to serve the plaza level modifications.

Analysis: Any available space within existing mechanical equipment rooms to be allocated new equipment should be minimal.

Recommendations:

Existing building system equipment located at the basement level equipment rooms must be carefully considered and coordinated with prior to design or installation of pool/fountain equipment, meters, etc. as may be required. The use of inline pumps and/or stacked equipment including wall racks should be considered in order to minimize the required floor space needed for any new equipment.

HISTORIC PRESERVATION

General:

architrave p.c. architects was commissioned by the GSA/NCR to provide a study to identify the feasibility of, and constraints to, designing and constructing modifications to the East Plaza of the HUD building in order to make it "A more inviting, people-oriented environment."

The A/E team consisted of Robert Weinstein (the HPTM) and John Franklin of **architrave**, McMullan & Assoc. (structural engineers), and PKP Engineers (mechanical engineers). The GSA Project Officer is Eva Rakusan, the GSA Field Officer is W.E. Puryear and the Agency contact at HUD is Harold J. Williams.

Findings:

The HUD Building is located at 451 Seventh Street S.W., Washington, D.C.

The HUD Building was designed in 1965 by Marcel Breuer and built in 1968. (The building is identified on original renderings and construction documents as the "Housing and Home Finance Agency Office Building," or the "HHFA Building.") It is a ten story building of approximately 1.16 million square feet. It has a concave attenuated H configuration with a facade of architectural cast stone panels, and dark stone facings on the projecting end walls. At the entry level, the building is surrounded by a plaza deck of bluestone pavers which extend under the building into the arcade around the entire building perimeter. This building is potentially eligible for admission to the National Register of Historic Buildings, but has not been nominated. This building appears to be in good condition.

Analysis:

The building was designed by an influential American architect, and is a good example of his modernist style, which was widely respected at the time. As such it deserves to be treated with a certain amount of care so as not to destroy the original design intentions.

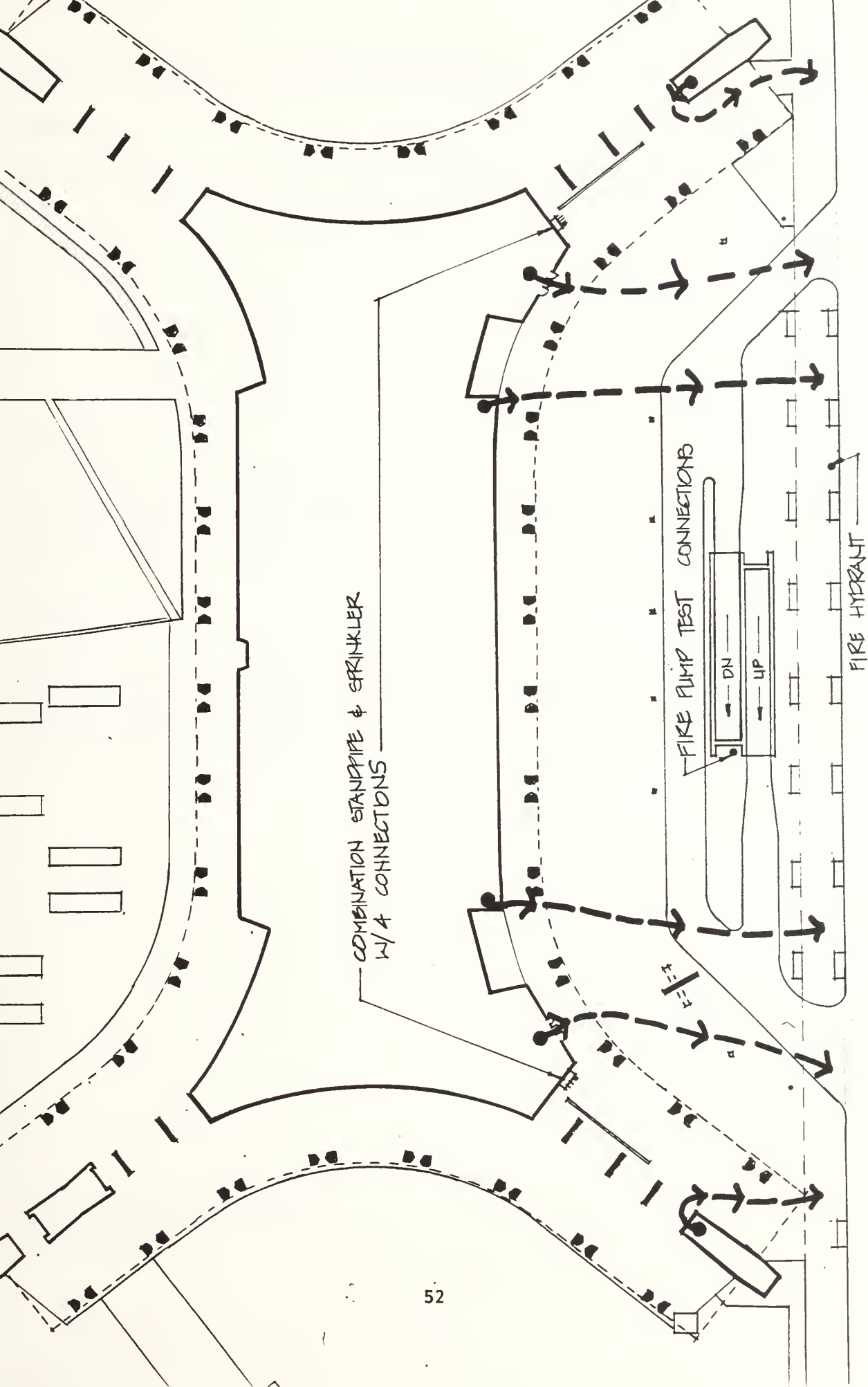
The Secretary of the Interior's Standards for Rehabilitation recommend "Retaining the historic relationship between buildings, landscape features and open space." The plaza which surrounds and extends under the building helps define the HUD building's relationship to its site and the surrounding city, and in doing so, is an integral and important feature of the concept and design of the building.

HUD Plaza Feasibility Study
100% Submission

Recommendations:

Despite the importance of the plaza, some additions and modifications can be made without seriously compromising the original design intent of the building and plaza. In order to preserve the original strengths of the design, any new design or modifications should:

- Preserve all existing original features of the Plaza.
- Not attach modifications to the building itself or to existing original features of plaza.
- Use original materials, or exact matches, for repaired original features of the Plaza.
- Use matching materials and a compatible design style for any minor architectural additions or modifications required to the plaza for code or functional reasons.
- Treat any additions as objects or features placed upon the plane of the plaza rather than as changes to the plaza character or configuration itself. Designed in this way, additions such as artworks could either be of similar style and materials to the building, or be of contrasting style and material.
- Make modifications reversible.



CODE, LIFE SAFETY AND FIRE PROTECTION

Findings:

The major building code and life safety constraints on plaza modification design are:

1. Egress across the plaza from building exits - See accompanying plan
2. Access to hydrants and standpipes - See accompanying plan.
3. The fire lane required for fire apparatus access to the building.
4. Fire rating of the plaza slab, since it is the roof slab of the parking garage.

Analysis:

The existing egress routes and fire access are adequate. The existing two-way concrete slab and paving conforms to requirements that the structure comprising the garage roof slab have a three or four hour fire rating. The lane must conform to the requirements of NFPA 1, 3-1.1.10.

Recommendations:

New plaza modifications must not block egress paths from building exits, access to hydrants and standpipes, or the required fire lane. Changes must not compromise the fire rating of the slab. Of course, all new features must also conform to all applicable building and life safety codes.

ENVIRONMENTAL SAFETY

Findings

For architrave's separate report titled "Survey Water Drainage and Leaks", Biospherics Incorporated prepared a report, dated 9 November 1993, giving the result of tests on thirteen samples of waterproof membrane from different areas of the HUD Building plazas. None (0) of the thirteen (13) samples collected were found to be asbestos-containing materials. Biospherics also reviewed reports at GSA Safety and Environmental on three previous surveys performed in the HUD building. None of the previous samples reported on dealt with plaza membrane.

Analysis

Although the plaza membrane does not contain asbestos, there is always the possibility that some unknown material will be uncovered during demolition that might contain asbestos.

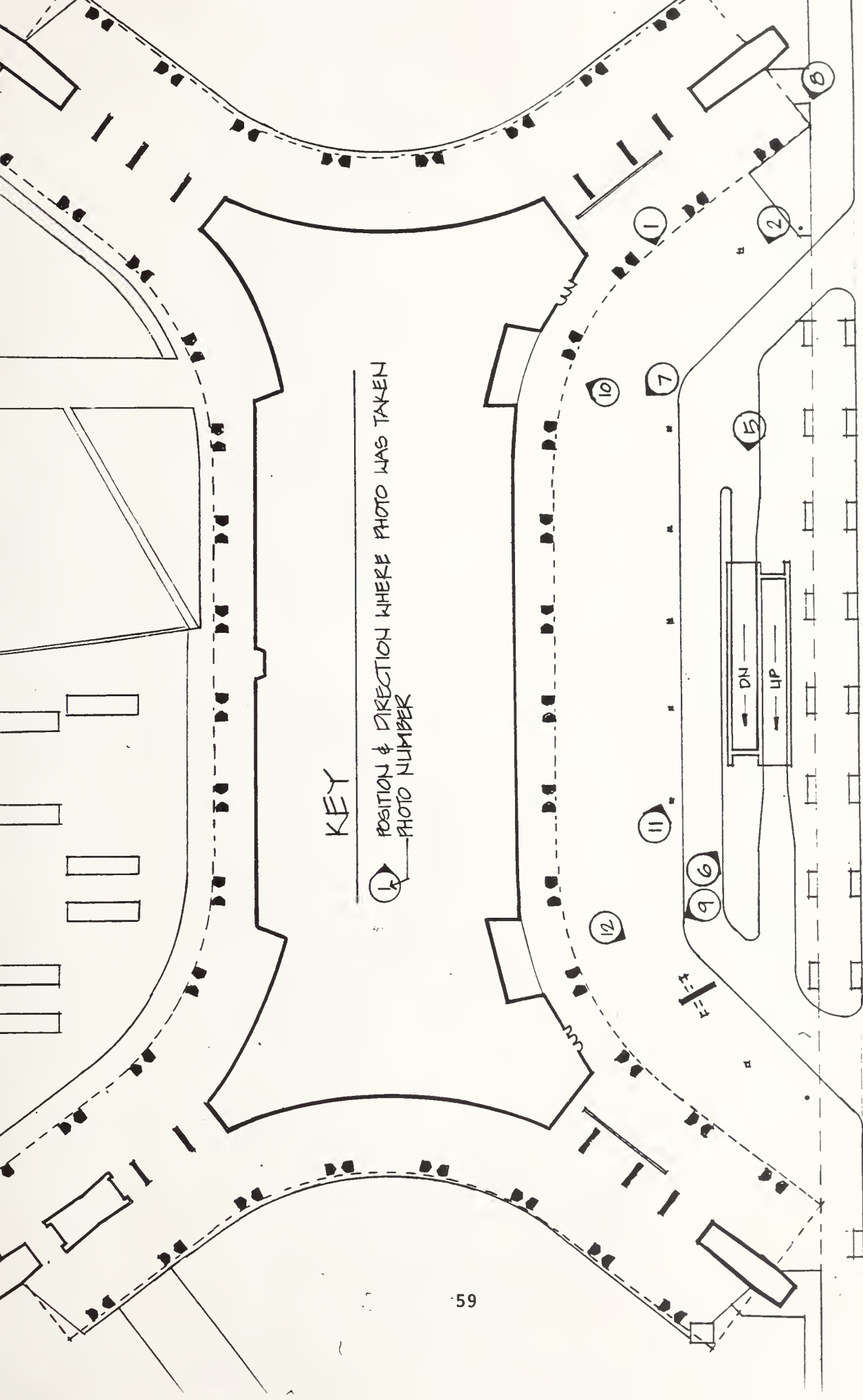
Recommendations

During the design phase, the A/E should determine which areas other than the plaza might be disturbed during construction, such as mechanical equipment rooms and equipment. They should consult previous reports, or have those areas surveyed, to determine if hazardous materials are present at those locations.

In addition, during demolition, the contractor should monitor the site for previously unknown suspect materials and have any such materials tested for hazardous materials content.

APPENDIX A: PHOTOGRAPHS

HUD Plaza Feasibility Study
100% Submission



KEY

① POSITION & DIRECTION WHERE PHOTO WAS TAKEN
 — PHOTO NUMBER

SEVENTH ST. SW.

9 HUD EAST PLAZA: PHOTO KEY PLAN





Photograph #1: View of East Plaza looking south from HUD Building roof.



Photograph #2: View of East Plaza looking south.



Photograph #3: View of East Plaza looking north from across Seventh Street



Photograph #4: View of East Plaza looking south from across Seventh Street



Photograph #5: View of garage entry ramp in East Plaza.



Photograph #6: View of top of garage exit ramp in East Plaza



Photograph #7: Planters on East Plaza.



Photograph #8: Planter and flagpole at north end of East Plaza



Photograph #9: View of HUD Building entry at south end of East Plaza



Photograph #10: Bicycle parking enclosure next to the HUD building entry at the north end of the East Plaza



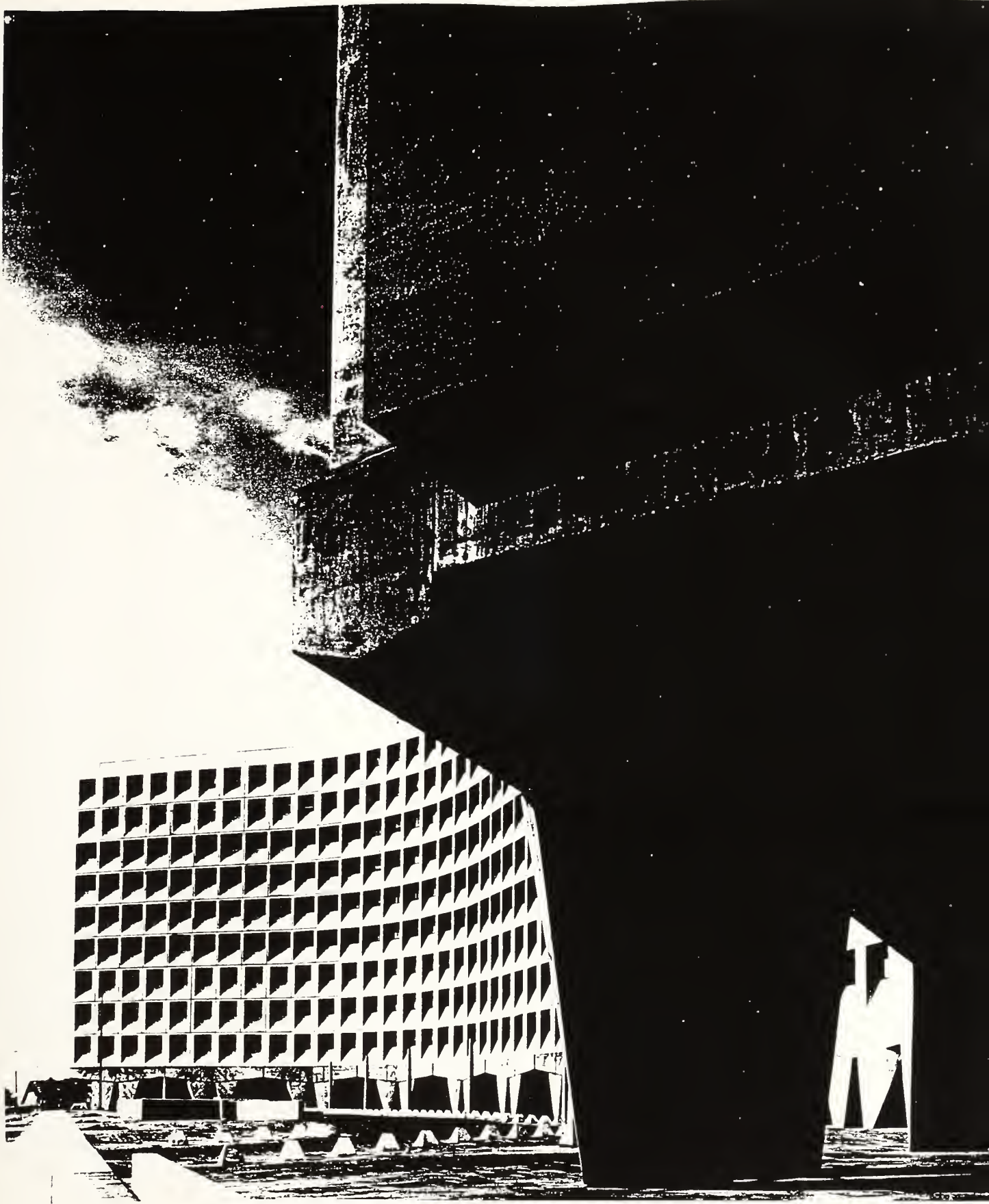
Photograph #11: Concrete lighting standard with rust stains from sign mounting.



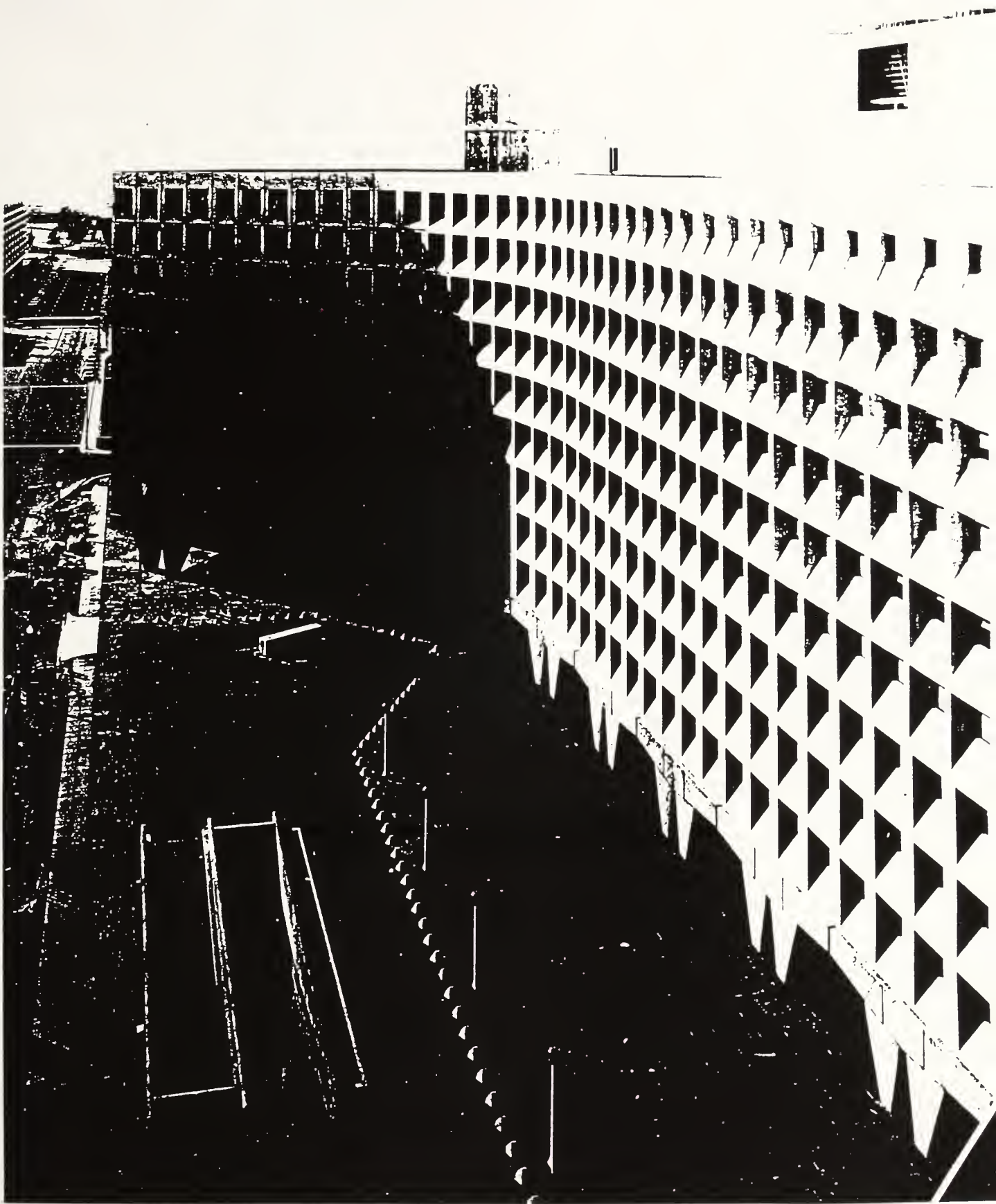
Photograph #12: Lighting mounted behind concrete pylon sign.



Photograph #13: Southeast end wall of HUD Building.



Photograph looking south of HUD Building East Plaza as originally constructed.



Photograph looking south from roof, of HUD Building East Plaza as originally constructed.
(Prior to completion of concrete pylon sign)

APPENDIX B: LIST OF APPLICABLE CODES AND GOVERNMENT REQUIREMENTS DOCUMENTS

HUD Plaza Feasibility Study
100% Submission

APPENDIX B:

List of Applicable Codes and Government Requirements Documents

A. Government Studies, Surveys, and Reports:

1. Historic Preservation Document #1 and #2, GSA PBS 1981, and the GSA NCR Preservation Notebook Series and the National Park Service Preservation Briefs and Tech Notes.
2. Energy Efficiency in the Federal Government, report from the Office of Technology Assessment.

B. Government Requirements:

1. PBS P 3410.1C - Instructions to Contract Architect-Engineers.
2. PBS P 3430.2 - Design Programming for Federal Office Buildings, December 28, 1984.
3. PBS PQ 100 - The "Facility Standards for the Public Buildings Services," February 28, 1992.
4. Building Substructures, PBS (PCD): DG.4, 1977.
5. Safety and Environmental Management Program, Instructional Letter PBS-IL-92-8, and all revisions and technical supplements to it.
6. H.U.D. document: "Lead Based Paint Interim Guidelines for Hazard Identifications and Abatement" dated Sept. 1990.
7. ADM 1022 and PBS 1022.2: GSA Procedures for Historic Properties.
8. The National Historic Preservation Act of 1966, as amended, and Executive Order 11593.
9. The Secretary of the Interior's Standards and Illustrated Guidelines for Rehabilitating Historic Buildings, Revised 1992 (36 CFR 67).
10. GSA-NCR Fire Protection Engineering Branch (WPXF) "Development Projects" standard. Contact the Fire Protection Engineering branch at (202) 708-5236.

11. Federal Property Management Regulations (FPMR), Temporary Regulation D-76.
12. "Street Scape Manual", Architectural/Engineering Subgroup, August 1992.

C. Codes and Regulations

1. The National Building Code (Building Officials and Code Administrators International, Inc.), modified to include the technical requirements of the Life Safety Code (National Fire Protection Association), and the seismic safety design requirements of the Uniform Building Code (International Conference of Building Officials).

Article 10 of the 1993 BOCA Code is replaced by the entire contents of NFPA 101 for GSA submissions.

2. Occupational Safety and Health Regulations for Construction; 29CFR, Parts 1926 and 1910.
3. Environmental Protection Agency Regulations.
4. Handicap accessibility codes:
 - a. Uniform Federal Accessibility Standards, Federal Standard-759, April 1, 1988, and supplements.
 - b. Americans with Disabilities Act (ADA), 42 U.S.C. 4151, Title III Standards, by the Department of Justice.

NOTE: All GSA projects shall comply with the more stringent standard whether it be UFAS or the Title III ADA standard. The ADA Title III contains provisions requiring retroactive measures to make existing facilities accessible. The retrofit provisions of ADA Title II will not be part of the GSA policy.

5. Applicable local codes and regulations.
6. National Fire Protection Association Standards.

D. Industry Standards

1. Occupational Safety and Health Standards.

2. American National Standards Institute (ANSI) Publications.
3. The Institute of Electrical and Electronics Engineers (IEEE), Inc., Publications.
4. National Electrical Manufacturers Association (NEMA) Publications.
5. ASHRAE Handbooks and ASHRAE Standard 62-89, ASHRAE Standard 15-92, and ASHRAE S I Guide.
6. National Roof Contractors Association, "Roofing and Waterproofing Manual."
7. SMACNA, Architectural Sheet Metal Manual.

APPENDIX C: LIST OF DESIGN DOCUMENT REVIEW AUTHORITIES

HUD Plaza Feasibility Study
100% Submission

APPENDIX C:
List of Design Document Review Authorities

The following Authorities, or their designated representatives, may have the power to review, comment upon, and approve the design of any modifications to be made to the East Plaza of the HUD Building:

A. General Services Administration
National Capital Region
Design and Construction Division
Washington DC, 20407

Professional Services Branch:

Architectural Section: Contact - Robert Andrukonis, (202) 708-7979
or the A/E's Project Officer

Cost Management: Contact - John C. Marney, Chief, (202) 708-7859

Structural Engineering Section: Contact - Amit Datta, P.E., Chief,
(202) 401-2145

Electrical Section: Contact - Lawrence Braun, Chief, (202) 708-8656

Safety and Environmental Management Branch

Contact - Frederick J. Sisson, Chief, (202) 708-5236

Fire Protection Engineering Branch

Contact - Deidre A. Traff, Section Head, (202) 708-5236

Historic Preservation

Contact - Andrea Mones O'Hara, Regional Historic Preservation
Officer, (202) 798-8173, or Dale Lanzzone, Director, Arts and
Historic Preservation, (202) 501-1256

B. U.S. Department of Housing and Urban Development
Facilities Operations Division
Washington DC 20410-3000

Contact - Marianne Jentilucci, Director, or
Elaine Robinson, Deputy Director, (202) 708-2711.

- C. National Capital Planning Commission
801 Pennsylvania Avenue N.W., Suite 301
Washington DC 20576
Contact Ronald E. Wilson, Director, Planning Review and
Implementation Division, (202) 724-0191
- D. Commission of Fine Arts
708 Jackson Place NW
Washington DC 20006
(202) 566-1066
- E. If, before modifications are made, the building is declared eligible for listing on the National Register of Historic Buildings, design modifications will have to be reviewed by the D.C. Historic Preservation Review Board (HPRB). The staff for this board is provided by:
- DC Department of Consumer and Regulatory Affairs
Business and Land Regulation Administration
Historic Preservation Division
614 H Street NW, room 305
Washington DC 20001
Contact: State Historic Preservation Officer, (202) 727-7360

